

Fletcher & Company

20 Nightingale Way, Etwall, Derby, DE65 6RT

Price £50,000

Leasehold



- 25% Shared Ownership
- Affordable Home, Ideal for First Time Buyer
- Double Glazing & Gas Central Heating
- Entrance Hall with Fitted Guest Cloakroom
- Spacious Lounge
- Fitted Kitchen
- Two First Floor Bedrooms & Bathroom
- Enclosed Gardens
- Two Allocated Parking Spaces
- £50,000 based on a 25% Shared Ownership Scheme





Summary

*** SHARED OWNERSHIP - 25% SHARE ***

A recently constructed Bloor-built, modern, two bedroom end-terraced located on a very pleasant estate on the outskirts of Etwell.

This is an excellent opportunity to acquire an affordable, modern end-townhouse occupying a sought-after village location in popular Etwell. In conjunction with Trent & Dove Housing, buyers will own 25% of the home and rent the further 75% from Trent & Dove Housing, at an approximate monthly rent of £426. There may be an option in the future to buy a greater share of the property (subject to terms and conditions).

The property occupies a pleasant position opposite open green space with a children's play area. The property itself sits on a corner plot with an attractive double fronted appearance, double glazed and central heated with: hall, fitted guest cloakroom, lounge with French door to garden, fitted kitchen, two first floor good sized bedrooms and bathroom. Closed lawned gardens to the side. Allocated parking spaces are adjacent to the property.

F&C

The Location

Etwell is a popular village noted for excellent schooling by way of a reputable primary school and John Port secondary school. Facilities include a leisure centre open to the public, a selection of restaurants/pubs, Post Office, further shops, recreational ground and easy access to Derby on the A516 and easy reach of the A50.

Accommodation

Ground Floor

Entrance Hall

10'9" x 3'9" (3.29 x 1.15)

Entrance door provides entrance into L-shaped entrance hall with cloakroom, radiator and staircase leading to the first floor.

Fitted Guest Cloakroom

6'7" x 3'1" (2.03 x 0.94)

With low flush WC, pedestal wash handbasin, central heating radiator and double glazed window to the side.

Lounge

13'9" x 12'1" (4.21 x 3.69)

With two central heating radiators, TV aerial point, under-stairs storage cupboard, double glazed windows to the side and front overlooking green space and panelled and glazed door to the garden.



Kitchen

10'0" x 6'9" (3.05 x 2.08)

With a U-shaped woodblock effect preparation surface and matching upstand, stainless steel sink unit, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, appliance space suitable for a fridge/freezer and washing machine and double glazed window to the front with pleasant views over green space.



First Floor Landing

6'2" x 3'4" (1.89 x 1.04)

Semi-galleried landing with painted balustrade, access to loft space and door to the airing cupboard housing the combination boiler.

Double Bedroom One

13'11" x 9'6" (4.25 x 2.91)

With central heating radiator and two double glazed windows to the side and one to the front with pleasant views.



Double Bedroom Two

13'8" x 7'10" (4.19 x 2.40)

With central heating radiator and double glazed windows to the side and front.



Bathroom

8'5" x 6'5" (2.59 x 1.96)

Well appointed with a white suite comprising low level WC, pedestal wash handbasin, panelled bath with shower attachment, central heating radiator and double glazed window to the front.

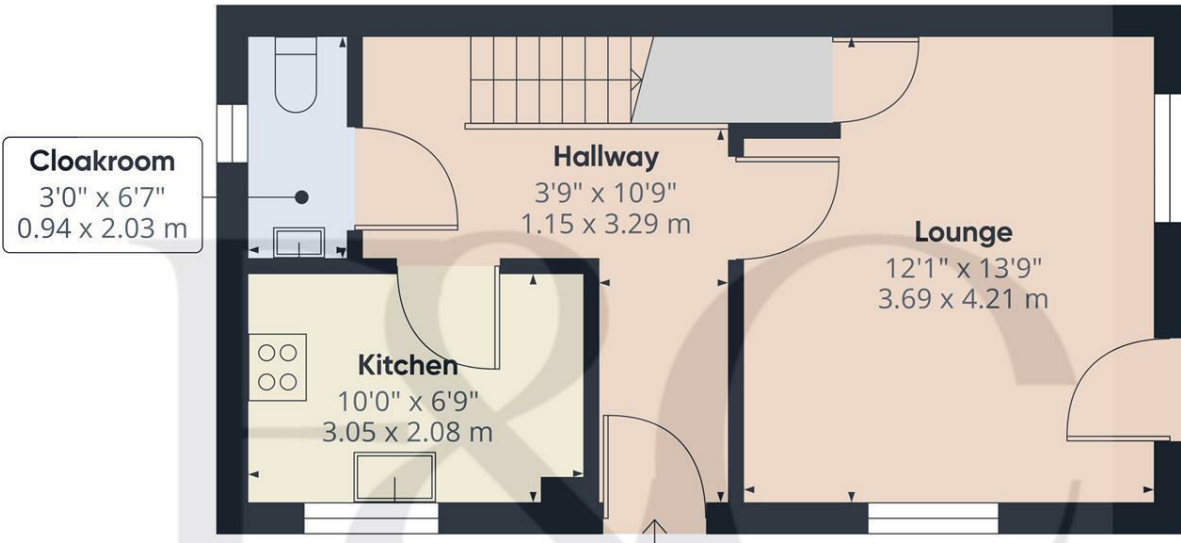


Outside

A pleasant enclosed lawned garden with pathway leads to the rear and side with the benefit of two allocated community parking spaces, immediately to the opposite side of the property.



Council Tax Band B



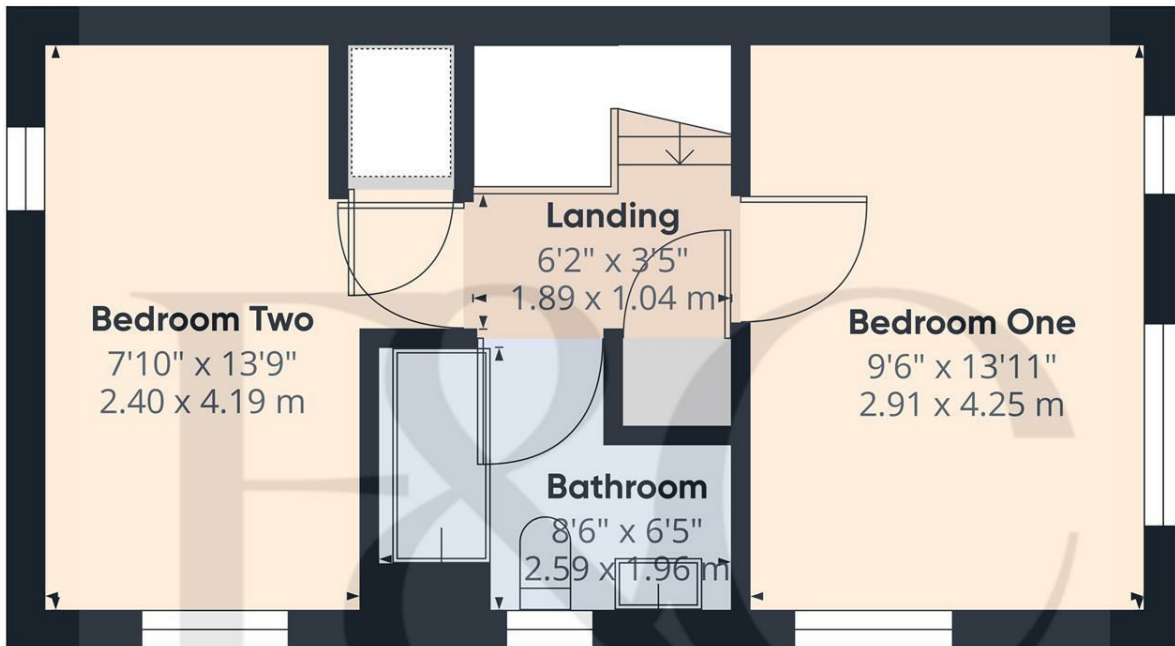
Floor 0

Approximate total area⁽¹⁾
360.07 ft²
33.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾
324 ft²
30.1 m²

(1) Excluding balconies and terraces

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Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

20 Nightingale Way
Etwell
Derby
DE65 6RT

Council Tax Band: B
Tenure: Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	